136.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,124,900 / 1,124,900
					USE VALUE:	1,124,900 / 1,124,900
					ASSESSED:	1,124,900 / 1,124,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON DEMETRIOUS M
Owner 2:	HARRINGTON JENNIFER M
Owner 3:	
Street 1:	24 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,681 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Wood Shingle Exterior and 2436 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9681.000	467,100	18,400	639,400	1,124,900
Total Card	0.222	467,100	18,400	639,400	1,124,900
Total Parcel	0.222	467,100	18,400	639,400	1,124,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.78 | /Parcel: 461.7

Legal Description

User Acct

87809

GIS Ref

GIS Ref

Insp Date

09/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 136.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	467,100	17400	9,681.	639,400	1,123,900	1,123,900	Year End Roll	12/18/2019
2019	101	FV	391,600	17800	9,681.	674,900	1,084,300	1,084,300	Year End Roll	1/3/2019
2018	101	FV	391,600	17800	9,681.	497,300	906,700	906,700	Year End Roll	12/20/2017
2017	101	FV	392,800	17800	9,681.	476,000	886,600	886,600	Year End Roll	1/3/2017
2016	101	FV	392,800	17800	9,681.	440,500	851,100	851,100	Year End	1/4/2016
2015	101	FV	373,000	18000	9,681.	369,400	760,400	760,400	Year End Roll	12/11/2014
2014	101	FV	373,000	18000	9,681.	360,900	751,900	751,900	Year End Roll	12/16/2013
2013	101	FV	373,000	18000	9,681.	343,800	734,800	734,800		12/13/2012

!10601!

PRINT

Date	Time
12/11/20	00:53:29

LAST REV

Date	Time
06/03/20	09:37:21

mmcmakin

10601

USER DEFINED

Prior Id # 1:	87809
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLOBODKIN SIDNE	74693-20		5/18/2020	Convenience	99	No	No		Confirmatory Deed
SLOBODKIN SIDNE	72666-517	1	5/29/2019		1,149,000	No	No		
SLOBODKIN SIDNE	69538-234		6/30/2017	Convenience	99	No	No		
	12962-142		4/16/1976		51,250	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2008	303	Re-Roof	6,700	C		G10	GR FY10	new gutters

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	SQ Returned	JO	Jenny O
9/29/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
3/25/2009	Inspected	189	PATRIOT
2/6/2009	Measured	372	PATRIOT
11/29/1999	Mailer Sent		
11/5/1999	Measured	266	PATRIOT
2/23/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9681		Sq. Ft.	Site		0	90.	0.73	10									639,387						639,400	

Total AC/HA: 0.22225 | Total SF/SM: 9681 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 639,387 | Spl Credit | Total: 639,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08103442
Const Adj.:	0.99989998
Adj $ / SQ:	140.520
Other Features:	108000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634624
Depreciation:	167541
Depreciated Total:	467083

COMMENTS

INDOOR POOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

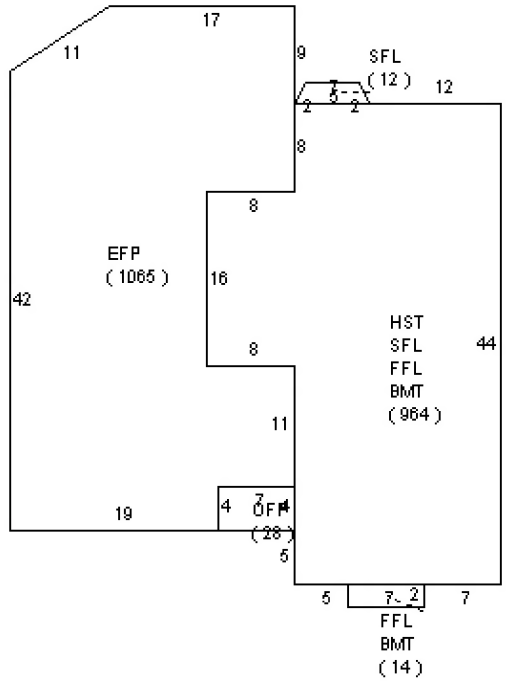
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.03
Special Features:	0	Val/Su Net:	103.64
Final Total:	467100	Val/Su SzAd	191.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
EFP	Enclos Porch	1,065	29.780	31,714
BMT	Basement	978	42.160	41,229
FFL	First Floor	978	140.520	137,429
SFL	Second Floor	976	140.520	137,148
HST	Half Story	482	140.520	67,731
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	4,507			Total:	416,483
Size Ad	2436	Gross Are	4989	FinArea	2436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	G	GD	1935	27.43	T	30	101			6,900			6,900
10	Pool-Conc.	M	Y	1	40X14	G	GD	1986	25.55	T	19.8	101			11,500			11,500

More:	N	Total Yard Items:	18,400	Total Special Featues:		Total:	18,400